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By: **Delegates Hammen, Krysiak, and McHale**  
Introduced and read first time: February 7, 2003  
Assigned to: Environmental Matters

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Committee Report: Favorable with amendments  
House action: Adopted  
Read second time: March 20, 2003

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CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 **Baltimore City - Downtown Commercial District - Boundaries**

3 FOR the purpose of altering certain boundary restrictions for a Downtown  
4 Commercial District Management Authority within the City of Baltimore;  
5 ~~providing that certain condominium buildings within the district may be taxed;~~  
6 and generally relating to a Downtown Commercial District Management  
7 Authority within the City of Baltimore.

8 BY repealing and reenacting, with amendments,  
9 The Charter of Baltimore City  
10 Article II - General Powers  
11 Section (61)(a) ~~and (b)~~  
12 (1996 Edition and 2000 Supplement, as amended)

13 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF  
14 MARYLAND, That the Laws of Maryland read as follows:

15 **The Charter of Baltimore City**

16 Article II - General Powers

17 The Mayor and City Council of Baltimore shall have full power and authority to  
18 exercise all of the powers heretofore or hereafter granted to it by the Constitution of  
19 Maryland or by any Public General or Public Local Laws of the State of Maryland;  
20 and in particular, without limitation upon the foregoing, shall have power by  
21 ordinance, or such other method as may be provided for in its Charter, subject to the  
22 provisions of said Constitution and Public General Laws:

1 (61)

2 (a) (1) To establish a Downtown Commercial District Management  
3 Authority within the City of Baltimore to do any or all of the following: promote or  
4 market the district; provide supplementary security and maintenance services; and  
5 provide amenities in public areas.

6 (2) (i) To specify and modify the boundaries of the district but in no  
7 event outside the bounds of lines as follows:

8 1. on the north, a line beginning at the Jones Falls  
9 Expressway, going west on Centre Street to Park Avenue, then north on Park Avenue  
10 to Read Street, then northwest on Read Street to Howard Street, then north on  
11 Howard Street to Martin Luther King Boulevard, then southwest on Martin Luther  
12 King Boulevard to Eutaw Street, then south on Eutaw Street to Franklin Street, then  
13 west to Greene Street;

14 2. on the west, Greene Street and Russell Street;

15 3. on the south, a line running generally [westerly]  
16 ~~EASTERLY~~ from Russell Street [and Lee Street] TO CAMDEN STREET TO HOWARD  
17 STREET, THEN SOUTH ON HOWARD STREET TO CONWAY STREET, THEN EAST ON  
18 CONWAY STREET TO CHARLES STREET, THEN SOUTH ON CHARLES STREET to Lee  
19 Street [and], THEN EAST ON LEE STREET TO Light Street, ~~and then following~~ Light  
20 Street to Key Highway, ~~and [then following] Key Highway to Lawrence Street;~~ and

21 4. on the east, the Jones Falls Expressway and President  
22 Street TO EASTERN AVENUE, THEN EAST ON EASTERN AVENUE TO ALBEMARLE  
23 STREET, THEN SOUTH ON ALBEMARLE STREET TO DUKER STREET, THEN EAST ON  
24 DUKER STREET TO CAROLINE STREET, THEN SOUTH ON CAROLINE STREET TO FLEET  
25 STREET, THEN EAST ON FLEET STREET TO DALLAS STREET, THEN SOUTH ON DALLAS  
26 STREET TO DOCK STREET, THEN EAST ~~ON DOCK STREET~~ TO BOND STREET, THEN  
27 SOUTH ON BOND STREET TO THAMES STREET, THEN NORTHEAST ON THAMES  
28 STREET TO THE EASTERN SIDE OF THE BOND STREET WHARF, THEN SOUTH TO THE  
29 HARBOR.

30 (ii) Notwithstanding subparagraph (i) of this paragraph, the  
31 district may include properties binding on either side of the boundaries authorized  
32 under this subsection.

33 (3) To specify the powers and functions which may be exercised and  
34 conducted by the Authority and the amount of benefit assessment charges which may  
35 be imposed on properties in the district.

36 (4) To specify the duration of the Authority.

37 (5) To provide for the imposition and collection of the taxes or charges,  
38 and for disbursement of the revenue therefrom to the Authority. The financial plan of  
39 the Authority, including its annual budget and its tax and fee schedule, shall be

1 subject to approval by the Board of Estimates. Taxes and charges imposed under this  
2 paragraph may not exceed those proposed by the Authority.

3           (6) To determine the organization and method of initial appointment of  
4 board members of the Authority, the majority of the members of the board shall be  
5 owners or representatives of owners of properties in the district that are subject to  
6 taxes or charges under this section.

7           (b) ~~As provided by ordinance, the Authority may have the power:~~

8           (1) ~~to be a special tax district or special benefits assessment district and~~  
9 ~~to conduct the functions which are assigned to it by the City.~~

10           (2) ~~to acquire, hold and use property necessary to achieve its purposes.~~

11           (3) ~~to make contracts; to sue and be sued.~~

12           (4) ~~to accept grants.~~

13           (5) ~~to borrow for purposes consistent with the public purposes of the~~  
14 ~~Authority.~~

15           (6) ~~to propose in its annual budget the taxes or charges on properties~~  
16 ~~within the district. [No] EXCEPT FOR CONDOMINIUM BUILDINGS WITH FOUR OR~~  
17 ~~MORE RESIDENTIAL UNITS, NO such amounts shall be levied against residential~~  
18 ~~property with fewer than four dwelling units. Property which is exempt under State~~  
19 ~~law from ordinary property taxes shall be exempt from assessments by the district.~~  
20 ~~Before adopting its proposed budget and before making its recommendation to the~~  
21 ~~City, the Authority shall hold a public hearing on taxes or charges proposed for the~~  
22 ~~district. The Authority shall publish notice of the hearing in a newspaper of general~~  
23 ~~circulation in Baltimore City at least once a week for three consecutive weeks before~~  
24 ~~the hearing.~~

25           (7) ~~to do all things necessary or convenient to carry out its powers.~~

26           (8) ~~to adopt, amend and modify by laws, all of which shall be subject to~~  
27 ~~the approval of the Board of Estimates.~~

28           (9) ~~to establish and elect officers and provide for their terms and duties.~~

29           (10) ~~to contract for and purchase goods and services, not subject to the~~  
30 ~~City requirements regarding wage scales, competitive bidding or other local~~  
31 ~~procurement laws; however the Authority shall be subject to City ordinances and City~~  
32 ~~policy requiring achievement of goals regarding minority and women's business~~  
33 ~~enterprises.~~

34       SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
35 July 1, 2003.

